



OFFICE OF RACIAL EQUITY AND SOCIAL JUSTICE


Marc Elrich
County Executive

Tiffany Ward
Director

MEMORANDUM

June 10, 2021

To: Jennifer Bryant, Director
Office of Management and Budget

From: Tiffany Ward, Director
Office of Racial Equity and Social Justice 

Re: Supplemental Appropriation: #26-S21-CMCG-13 Reacquisition of Larchmont Elementary School Property (No. P362201)

- I. **FINDINGS:** The Office of Racial Equity and Social Justice's finding is inconclusive as there is insufficient information available to determine whether supplemental appropriation #26-S21-CMCG-13 advances or prevents racial equity in the County. By purchasing and leasing back to Grace Episcopal Day School the Larchmont property, the County has enabled the Grace Episcopal Day School to operate and continue to serve a diverse student body with its Variable Tuition Program. The potential racial equity and social justice impact of MCPS' future use of the Larchmont property is unclear. Apart from demographic and median household income data about the census tract within which the Larchmont property exists, there is little else known about possible needs and uses of the property for making an informed assessment about potential racial equity impacts.
- II. **BACKGROUND:** Supplemental Appropriation #26-S21-CMCG-13 recommends the reacquisition of the Larchmont Elementary School Property (No. P362201) as a part of the FY21-26 Capital Improvement Program. The County will purchase this property, currently the site of Grace Episcopal Day School, and will lease the property to the school. Future plans for the property are not yet known, but it is anticipated that the property will be considered by MCPS as a potential site for a public education facility in the Kensington-Wheaton area. In the interim, the direct beneficiaries of this property purchase are the students and families attending Grace Episcopal Day School. According to the Grace Episcopal Day School website, the student population is made up of 50% students of color.

The County's purchase of this property and leaseback to Grace Episcopal Day School preserves the current use of the land and prevents short-term developments that may not as closely align with community needs and or the County's racial equity and social justice commitments.

- III. **ANALYSIS OF DATA:** Available information about the purchase and future plans for the Larchmont property include demographic and household income data about the census tract in which the Larchmont Property is located.

Racial/Ethnic Group	Census Tract: 7041		Montgomery County
	% of Population	% Population under 18	
White	83.7%	79.8%	53.2%
Asian	3.0%	2.8%	16.7%
Black	4.2%	4.2%	19.8%
Latino	6.5%	8.1%	19.1%
Other	2.6%	5.0%	10.2%

Source: American Community Survey, 2017 (reviewed here: https://montgomerycountymd.gov/ore/Resources/Files/OLO2019-7-6_20_19.pdf) and 2010 US Census (reviewed here: Population by race and Hispanic Origin and AGE UNDER 18 YEARS OLD, HISPANIC ORIGIN AND RACE COMBINED, 2010: http://www.montgomeryplanning.org/research/data_library/census/2010//index.shtm#TOPIC)

According to the 2019 ACS 5-Year Estimates, the median household income in Census tract 7041 is \$126,083. In contrast, median household income for the county overall is \$108,820. The demographics of this census tract, including the racial and ethnic makeup of school-age people, indicate that the beneficiaries of a potential MCPS neighborhood-school on the Larchmont property would likely be white and have higher median household incomes than the median in the County overall.

cc: David Dise, Director, Department of General Services
Dale Tibbitts, Council Liaison, Office of the County Executive